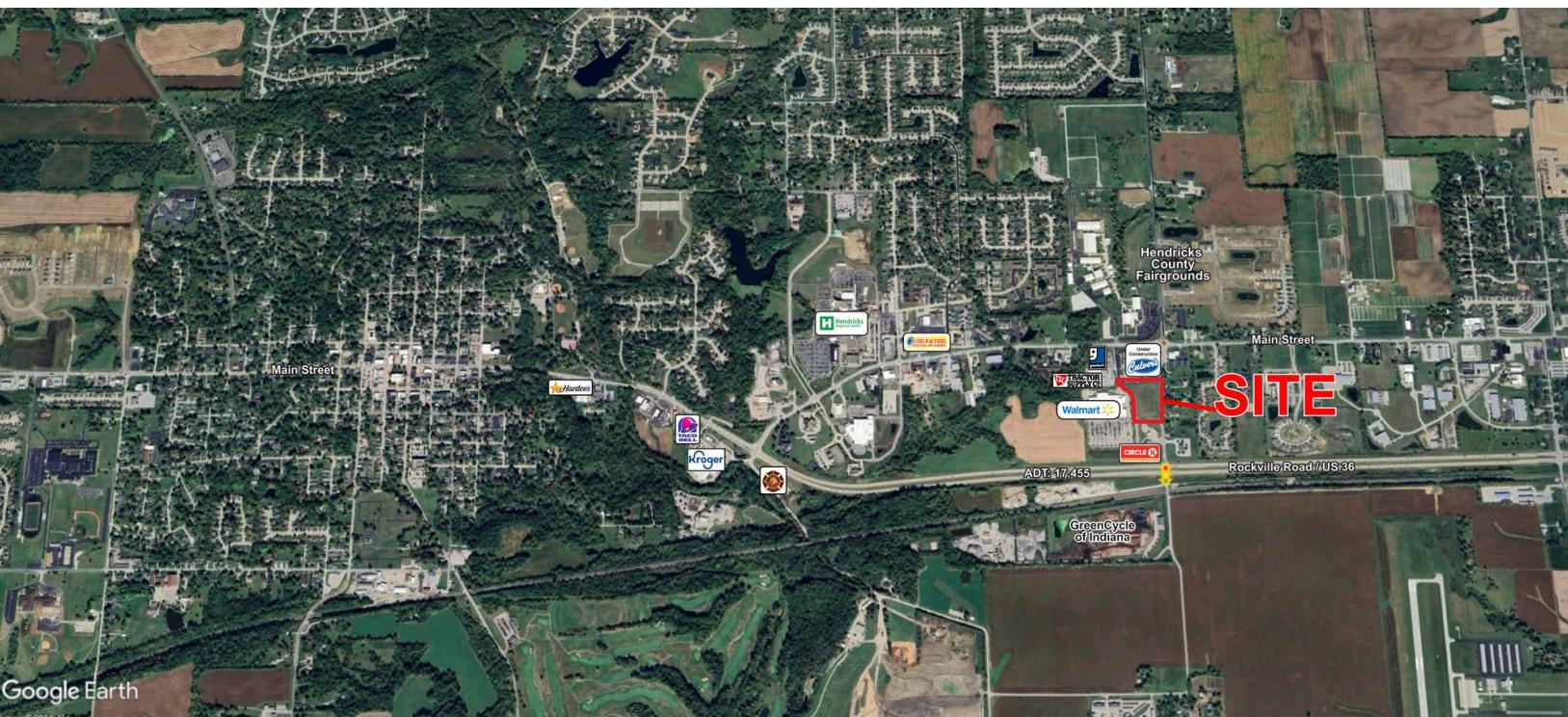


# PROPOSED NEW DEVELOPMENT FOR LEASE

181 Ridge Avenue - Danville, IN 46122



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Small Shop Space and Ground Lease Available (New Development)

## PROPERTY HIGHLIGHTS

- Walmart Supercenter Shadow Anchored Development
- Walmart has 1.6 Million Visits Per Year
- Ground Lease Opportunity and Retail Space Available
- Developed by Obsidian Development, LLC
- Gateway to Danville, Indiana
- Danville is the County Seat of Hendricks County
- Immediate Population over 16,000
- Approximately 5 Miles West of Avon and Approximately 1 1/2 Miles East of Downtown Danville
- ADT on US 36 of 17,455

## DEMOGRAPHICS 3 MILES 5 MILES

	3 MILES	5 MILES
<b>Total Population</b>	16,091	36,247
<b>Average HH Income</b>	\$123,549	\$132,047
<b>Businesses</b>	575	1,357
<b>Employees</b>	4,028	12,669

## TRAFFIC COUNTS

<b>Rockville Road (US 36)</b>	17,455
<b>Main Street</b>	7,747



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## PATRICK BOYLE

Direct: 317.597.1718  
Cell: 317.679.6322  
pjboyle@midlandatlantic.us

## WILL BERENS

Direct: 317.597.1721  
Cell: 317.874.8847  
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

# PROPOSED NEW DEVELOPMENT FOR LEASE

181 Ridge Avenue - Danville, IN 46122



MIDLAND ATLANTIC  
PROPERTIES

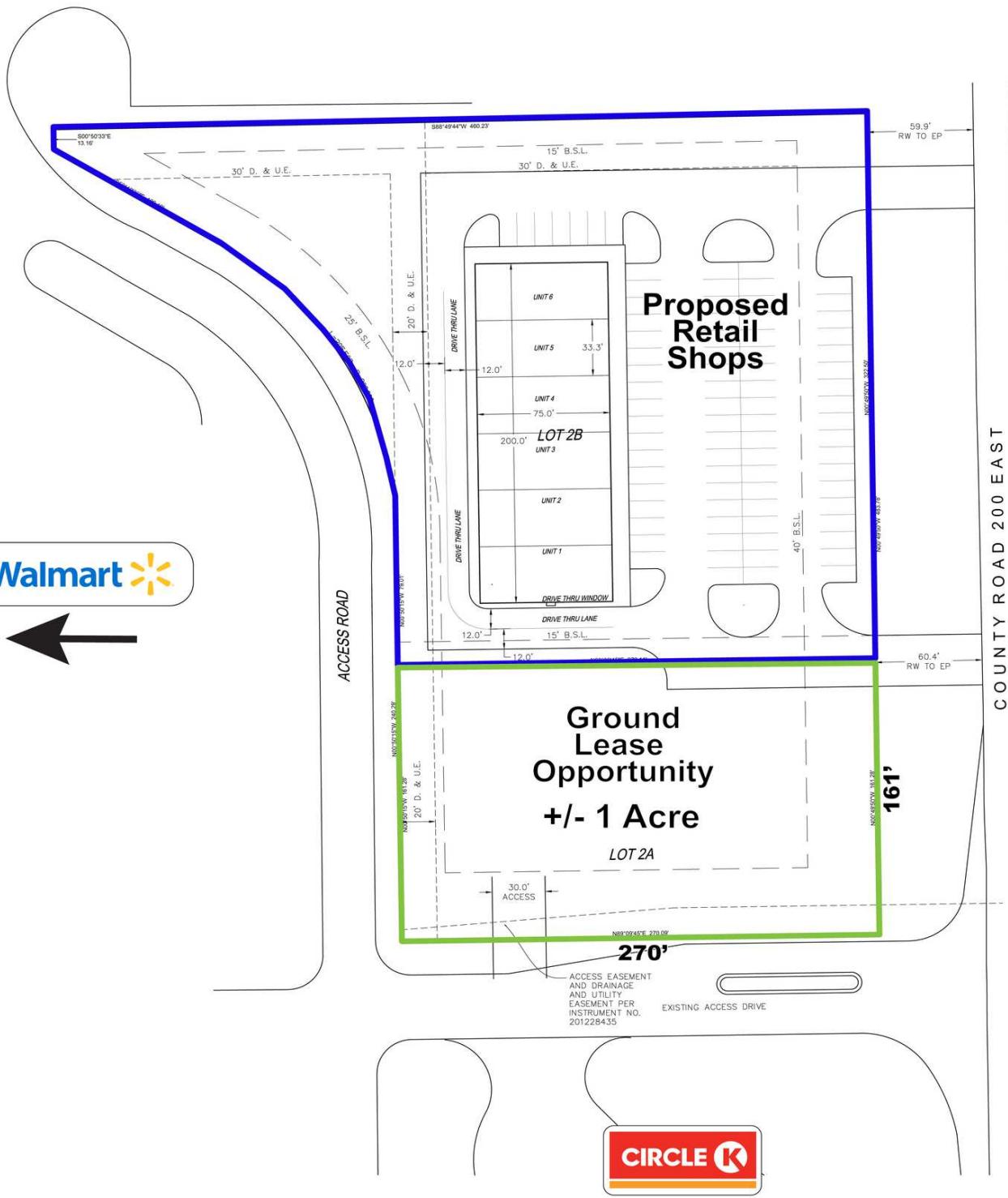


# PROPOSED NEW DEVELOPMENT FOR LEASE

181 Ridge Avenue - Danville, IN 46122



# MIDLAND ATLANTIC PROPERTIES



NORTH

30' 30'  
SCALE: 1" = 30'  
**SITE PLAN**  
DATE 5/22/23  
DRAWN RAR  
FILE 0248-2  
LOCATION  
TWP: CENTER  
SEC: 34-T14N-R4E  
CO: HENDRICKS  
SHEET 1 OF 1



PROJECT

LOT NUMBER 2  
DANVILLE COMMONS  
SECTION TWO

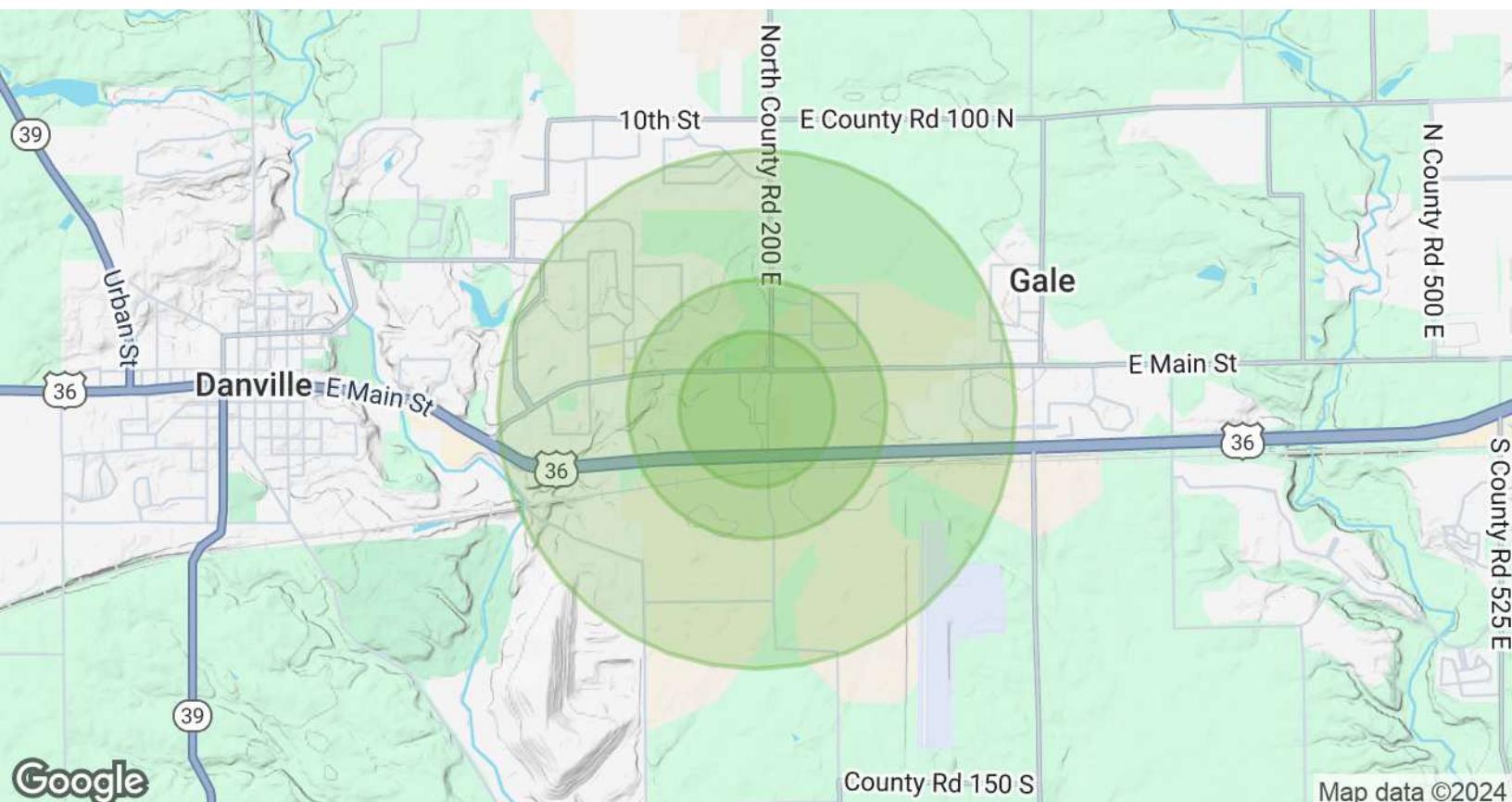
**DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT**

# PROPOSED NEW DEVELOPMENT FOR LEASE

181 Ridge Avenue - Danville, IN 46122



MIDLAND ATLANTIC  
PROPERTIES



## POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	2,414	16,091	36,247
Projected Annual Growth (2024-2029)	1.4%	1.5%	1.5%
Total Households	944	6,240	13,823
Median Home Value	\$226,094	\$278,446	\$284,222

## INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$95,066	\$123,549	\$132,047
Daytime Population (16+ years)	1,819	8,683	23,176
Total Businesses	143	575	1,357
Total Employees	983	4,028	12,669

## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## PATRICK BOYLE

Direct: 317.597.1718  
Cell: 317.679.6322  
pjboyle@midlandatlantic.us

## WILL BERENS

Direct: 317.597.1721  
Cell: 317.874.8847  
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.